

IN RE: PETITION FOR ZONING VARIANCE  
NE/S Denrob Court, 100' +/- NE  
of the c/l of Redclover Court  
(9713 Denrob Court)  
11th Election District  
6th Councilmanic District  
William E. Hensel, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-402-A

#### MEMORANDUM AND ORDER

The Petitioners herein request a variance to permit an accessory structure (shed) in the side yard in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by William E. Hensel, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of April, 1988 that an accessory structure (shed) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to allow an accessory structure (shed) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY - SLOPE OF  
PROPERTY, REAR OF HOUSE, IS TO GRADIENT  
TO LOCATE SHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Legal Owner(s):

WILLIAM E. HENSEL

(Type or Print Name)

William E. Hensel

Signature

ALBERTA HENSEL

(Type or Print Name)

Alberta Hensel

Signature

9713 DENROB CT. 665-1148

Address Phone No.

BALTO. MD. 21234-1861

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 47434

DATE 4-7-88 ACCOUNT R-11-115-000

AMOUNT \$ 35.00

RECEIVED FROM William E. Hensel

FOR Zoning Variance Hearing Fee

DATE 4-7-88 AT 2:00 o'clock

BY Robert Haines

VALIDATION OR SIGNATURE OF CASHIER

ALL OTHERS

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:bjs

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, appearing on March 24, 1988.

THE JEFFERSONIAN,

Susan Stuebel Obrecht  
Publisher

April 20, 1988

Mr. & Mrs. William E. Hensel  
9713 Denrob Court  
Baltimore, Maryland 21221

RE: Petition for Zoning Variance  
NE/S Denrob Court, 100' +/- NE of the c/l of Redclover Court  
11th Election District; 6th Councilmanic District  
Case No. 88-402-A

Dear Mr. & Mrs. Hensel:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
of Baltimore County

JRH:bjs

cc: People's Counsel

File

FEB 26 1988

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
Case number: 88-402-A  
NE/Side Denrob Court, 100' NE of c/l Redclover Court  
(9713 Denrob Court)  
11th Election District - 6th Councilmanic District  
Petitioner(s): William E. Hensel, et ux  
HEARING SCHEDULED: THURSDAY, APRIL 14, 1988 at 9:00 a.m.

Variance to allow an accessory structure (shed) in the side yard in lieu of the required rear yard.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Hensel

File

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. March 23, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md once in each of 1 successive weeks, the first publication appearing on March 23, 1988.

TOWSON TIMES,

Susan Stuebel Obrecht  
Publisher

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#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 2/11/88  
Posted for: Variance  
Petitioner: William E. Hensel, et ux  
Location of property: 9713 Denrob Ct., 100' NE of Redclover Ct.  
Location of Sign: Along Denrob Ct. near 11th Election District  
Remarks: on property of Petitioner  
Posted by: William E. Hensel Date of return: 4/13/88  
Number of Signs: 1

L. PAUL SNIDER, JR.  
ATTORNEY AND COUNSEL AT LAW  
1410 WHITE AVENUE  
BALTIMORE, MARYLAND 21204  
(410) 422-2010

OFFICE OF THE ZONING  
COMMISSIONER FOR BALTO. CO.  
COUNTY OFFICE BLDG  
TOWSON, MD. 21204

DATE 4/13/88

SUBJECT 9713 Denrob Court

Attn: Mr. J. Robert Haines  
Zoning Commissioner

Dear Mr. Haines:

My wife and I live at 9710 Denrob Court directly across from the Hensel residence at 9713 Denrob Court. It is our opinion that the variance to allow the Hensels to retain their shed beside their residence should be granted.

Thank you for any consideration you may be able to give this matter.

Best regards  
T. Stuebel



A hand-drawn vicinity map showing a road intersection. A vertical road on the left is labeled 'Highway 101'. A horizontal road at the bottom is labeled 'Highway 102'. An arrow points from the text 'SUBJECT PROPERTY' to a specific location on Highway 101. Other labels include 'Denroq Ct' and 'Ridgely Ave'. A north arrow is located in the upper right corner of the map.

500

Enclosure

13

MSF/491-b

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee